

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25581	101	1	D	0101	80917CB03900
Owner(s):	Flynn Sarah Corey Kent Jr	Situs Address: 1771 8th St Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$41,250	\$23,375	\$64,625

Land Components

Category	Description
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Cable Tv
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View Fair
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1974	2009		gbonham	1.000000	92270	00000	00000	0.922700	1.670000	1.000000

Base Cost Value: \$69,894
Inventory Adjustment Total: \$9,260
Adjusted Base Cost: \$132,187
DRC: \$121,969
Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,200	2	2,280
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,200	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,200	0	420
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Bath Tub - Door	1	0	90	90
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500

Residence Valuation

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	1.0	1	1	1	0	0			1,200	1,200	0.00	0.00	69,894.00	69,894.00

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.922700	384.00	\$8,172.36	\$6,019.20	\$23,699.91	\$21,867.91

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Flat	0	0	0	0
Carport Ext Walls	Curtain Walls/Storage Room	0	96	62.7	6019.20
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Foundation	Concrete	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.92	640	\$1,920	\$0	\$1,920	\$1,772

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.92	120	\$480	\$0	\$480	\$443

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.92	264	\$6,125	\$0	\$6,125	\$5,651

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$121,969	\$21,868	\$0	\$7,866	\$151,703	Residential	HS	\$64,625

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
255811		25581		\$296,419	1.95	\$96,783	1.56
				\$296,419			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$96,782	\$289,470	\$386,252	\$28,164	\$124,411	\$152,575	\$3,037.33
2024	\$100,654	\$296,419	\$397,073	\$29,008	\$128,143	\$157,151	\$3,144.88

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202306374	12/01/2023	\$472,000	30	Yes	Primary	25581	80917CB03900
					Additional	25583	80917CB04001
202204342	06/15/2022	\$425,000	33	Yes	Primary	25581	80917CB03900
					Additional	25583	80917CB04001
201207284	09/10/2012	\$120,000	35	Yes	Primary	25581	80917CB03900
					Additional	25583	80917CB04001
201201990	03/15/2012	\$192,338	35	Yes	Primary	25581	80917CB03900
					Additional	25583	80917CB04001
200808855	09/11/2008	\$177,000	30	Yes	Primary	25581	80917CB03900
					Additional	25583	80917CB04001